

REGULAR MEETING

1. **CALL TO ORDER – REGULAR MEETING**

The June 9, 2014 Regular meeting was called to order at 7:30 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary.

2. **ITEMS OF CORRECTION**

A Temporary Use Permit request was received prior to the meeting and was brought up as Item 4.1.

3. **APPROVAL OF MINUTES**

Meeting minutes from the May 5, 2014 combined Regular Meeting and Work Session Meeting were brought before the Planning Commission for approval.

Ms. Sharon Bressler made a motion to approve the meeting minutes and noted a correction to the date for the Pennsylvania Groundwater Association event. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 5-0.

4. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

5. **TEMPROARY USE PERMIT: TNT FIREWORKS**

American Promotional Events, Inc., doing business as TNT Fireworks, requested a temporary use permit to conduct fireworks sales. TNT wishes to sell legal fireworks from a temporary 20' x 40' tent set up in the parking lot in front of Wal-Mart Store #1640 at 1665 North Atherton Street (C-2 District). The sales will occur from June 25 to July 6, 2014. The fireworks will be only Pennsylvania legal fireworks.

The proposed location will not affect access or circulation patterns. No additional lighting is proposed.

Permits for similar events have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that Patton Township receives a written verification from the owner of the site to allow the event.

Ms. Sharon Bressler made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. Jeff Kokoskie. The motion passed with a vote of 5-0.

6. **TEMPORARY USE PERMIT: KEYSTONE FIREWORKS**

Keystone Fireworks has requested a temporary use permit to sell legal fireworks on site of the former Penn State Mobile Home property at 1766 North Atherton Street. The proposed structure consists of a 50' x 30' tent to be installed to the right of the main entrance area. The dates of operation are June 27 through July 5, 2014 with hours of operation generally being from 9 AM to 9 PM with the exception that on July 3 and July 4 sales will occur until 11 PM. Several temporary banner signs are included as part of the request. Ingress and egress will be by way of the main drive intersecting with North Atherton Street. Keystone Fireworks will utilize a small generator to power lights in the tent and recharge battery powered devices.

6. **TEMPORARY USE PERMIT: KEYSTONE FIREWORKS (cont.)**

Permits for similar events have been provided by Patton Township in past years without any problems, thus Township Staff recommends approval with the condition that Patton Township receives a written verification from the owner of the site to allow the event.

Mr. Jeff Kokoskie made a motion to recommend approval of the Temporary Use Permit. The motion was seconded by Mr. John O'Neill. The motion passed with a vote of 5-0.

7. **HIGHWOODS AT TOFTREES LAND DEVELOPMENT PLAN**

Notification was received from the Engineer prior to tonight's meeting that they would not be presenting the Land Development Plan, as changes were going to be made to the Plan that was submitted to the Township.

There was no discussion by the Planning Commission.

8. **STATUS ON PENDING ITEMS**

There were no comments from the Planning Commission on the pending work task items.

9. **REPORTS**

No additional reports were given.

10. **OTHER BUSINESS**

There was no other business brought before the Planning Commission.

11. **ADJOURN – REGULAR MEETING**

The Regular Meeting was adjourned at 7:34 PM.

12. **CALL TO ORDER – WORK SESSION**

The June 9, 2014 Work Session meeting was called to order at 7:34 PM by Mr. Jeff Hermann. Members Jeff Kokoskie, Sharon Bressler, John O'Neill, and Kate Domico also attended. Staff members present were Brent Brubaker, Township Engineer; Ken Soder, Zoning Officer; Eric Vorwald, CRPA Planner; and Nicole Harter, Public Works Secretary.

13. **PUBLIC COMMENTS**

There were no public comments at this point in the meeting.

14. **CONDITIONAL USES WITHIN THE R-1 DISTRICT**

Mr. Eric Vorwald noted that one of the items identified as a work task for 2013 was a review of the existing conditional uses of the Township. Conditional uses are a class of uses for which additional regulatory controls are in effect beyond those of permitted uses. The Pennsylvania Municipalities Planning Code (MPC) provides the legal basis for regulating conditional uses as such.

A benefit of the conditional use review and approval process is that it affords the Township the ability to carefully review and consider aspects of a particular use that may not be easily regulated through standard processes and existing regulations. However, the conditional use designation should also be reserved for only those uses that most necessitate the additional review process in order to not overly burden the approval process for uses and development plans that are more suitable to standard review.

14. CONDITIONAL USES WITHIN THE R-1 DISTRICT (cont.)

Ms. Sharon Bressler asked if a daycare center would be classified as a public or private school. Ms. Bressler also asked if it could be considered to increase the number of students to 60. Township Staff noted that they would check with the Sewage Enforcement Officer for clarification due to wastewater discharge.

15. ADJOURN – WORK SESSION MEETING

The Work Session Meeting was adjourned at 7:50 PM.